

Central Business District  
Architectural Review Committee  
Meeting Minutes

Date: January 16, 2018

Location: City Hall, 1300 Perdido Street, 8<sup>th</sup> Floor Homeland Security Conference Room, New Orleans, LA, 70112

Called to order: 9:30 a.m.

Adjourned: 11:00 a.m.

Members Present: Elliott Perkins, Brooks Graham, Ashley King

Members arriving after beginning of the meeting: Lee Ledbetter

Members absent: James Amdal

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**I. AGENDA**

1. Minutes of the December 19, 2017 meeting.

Motion: Approve the minutes.

By: Elliott Perkins

Second: Brooks Graham

Result: Passed

In favor: Elliott Perkins, Brooks Graham, Ashley King

Opposed:

Comments:

At this time, Lee Ledbetter arrived.

2. 309 Magazine St.

Application: Victor F. Trahan, III, applicant; 309 Magazine St LLC, owner; Detail review of Gravier St. side wall construction.

Speaker: Walter Zehner, John Wogan, John Schackai, and Peter S. spoke against the application.

Motion: Lee Ledbetter made a motion that either option was approvable, and once all options have been thoroughly explored, construction details of the proposed solution are to be submitted for final ARC review. The ARC discussed leaving the space between the new wall and the existing wall open, as well as protected, and agreed that they were not comfortable requiring one over the other. The ARC noted that, in their experience, new walls built adjacent to existing party walls are flashed in order to prevent weathering of the newly-created gap between the walls. They recommended further exploration of these options and pursuing the best recommendations of the hired consultants. When evaluating the open scenario, the ARC requested that the possible collection of water in the wider portion in the middle of the site be considered.

Second: Ashley King

Result: Passed

In Favor: Elliott Perkins, Brooks Graham, Ashley King, Lee Ledbetter

Opposed:

Comments:

3. 821 Tchoupitoulas St.

Application: Raymond Brown, applicant; 330 Julia St Associates Ltd, owner; Construction of new 111,300 SF. parking lot on an existing vacant lot.

Motion: Ashley King made a motion to recommend conceptual approval with the details to be worked out at the Staff level. The cornice details need further study.

Second: Lee Ledbetter

Result: Passed

In Favor: Elliott Perkins, Brooks Graham, Ashley King, Lee Ledbetter

Opposed:

Comments:

4. 722 Girod St.

Application: EDR Architects, applicant; Girod Investments LLC, owner; Partial demolition of existing one-story commercial building and new construction of five-story, mixed use building.

Speaker: Philip Schaffer spoke against the application.

Motion: Elliott Perkins made a motion to defer this application for additional review. The ARC felt that the proposed design does not relate enough to the architectural context of the neighborhood. The connection between the new construction and the precedent of masonry buildings with delicate cast iron galleries should be more pronounced. This would be best accomplished through the use of metal as the screening element, with a more solid mass behind. The use of masonry as the screening element is more limiting and not recommended. The pattern of openings created by both the fenestration and screen element should be more regular and be related in some way to the surrounding context. The ARC noted that the depth created by balconies at the front elevation might also help the building relate better to the context.

Second: Lee Ledbetter

Result: Passed

In Favor: Elliott Perkins, Brooks Graham, Ashley King, Lee Ledbetter

Opposed:

Comments:

5. 516 Julia St.

Application: Kim Finney, applicant; 801 Magazine LLC, owner; Construct rooftop addition to existing 1-1/2 story commercial building

Motion: Elliott Perkins made a motion to recommend conceptual approval with the details to be worked out at the Staff level. Although HDLC guidelines typically prohibit the construction of penthouse additions on 1-1/2 story buildings, the ARC determined that the proposed addition was set back far enough that it will not be visible from the front elevation, with only ancillary mechanical equipment possibly visible from the rear.

Second: Brooks Graham

Result: Passed

In Favor: Elliott Perkins, Ashley King, Brooks Graham, Lee Ledbetter

Opposed:

Comments:

There being no other business to attend to, the ARC meeting was adjourned.

